

FOR SALE BY PRIVATE TREATY

RS/4683

LUXURIOUSLY APPOINTED 2 BEDROOM APARTMENT OVERLOOKING LOUGH ERNE

6 ERNE MARINE,
BELLANALECK. BT92 2BT



Contemporary style, ground floor apartment situated close to the Marina Complex at Bellanaleck within easy reach of Enniskillen town centre amenities.

- × **Finished to an exacting specification including extensive oakwood flooring to open plan living area.**
- × **Existing furnishing/contents can be included in purchase negotiations.**
- × **Modern fitted Kitchen with comprehensive range of integral appliances and granite worktops.**
- × **Shower room with 2 piece white suite. Fully tiled walls and flooring.**
- × **Two Bedrooms, one with full ensuite shower room facilities.**
- × **Gas fired central heating. Aluminium double glazed windows**

Accommodation comprises

Entrance Hallway: 6'0" x 3'5" Hardwood strip flooring.
Glazed door to passage.

Passage: 11'0" x 3'5" Hardwood strip flooring.
Storage cupboard.

Lounge (Open Plan): 13'3" x 13'0"

Hardwood strip flooring.
French doors x 2 accessing grounds
and flagged patio area.



Kitchen/Dining Area: 14'6" x 9'3"



Cherry wood appointed range of high and low level units with stainless steel detailing and granite work tops. Stainless steel sink. Stainless steel extractor canopy. Built-in ceramic hob, CDA eye level oven and integral dishwasher, fridge/freezer and combi washing machine. Recessed ceiling lighting and ceramic tile flooring to Kitchen area. Hardwood strip flooring to Dining area and French doors to grounds.

Bedroom No 1: 10'11" x 9'4"

Ensuite: 7'0" x 5'8"

Modern contemporary 2 piece white suite.
Large shower cubicle (Thermo).
Fully tiled walls and flooring.



Bedroom No 2: 10'0" x 9'10"

Shower Room:

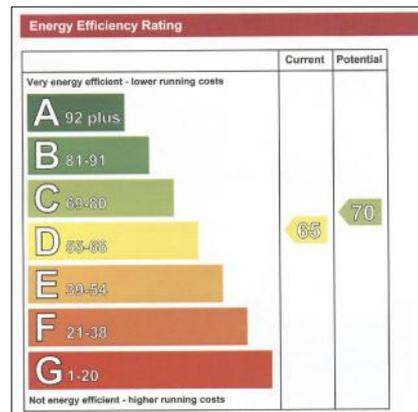
6'1" x 7'0"

Modern contemporary 2 piece white suite. Large shower cubicle (Thermo). Fully tiled walls and flooring.

★ Fully alarmed with intercom to main lobby entrance.

OUTSIDE: Concrete flagged patio and lawn area.

Secured communal parking.



Current Annual Rates: £588

For viewing arrangements contact agent.

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